

## 33 Queens Walk, Stamford, Lincs, PE9 2QF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This extended period home set over three floors is situated within a popular location just a few minutes walk from the town center. The property features a good size kitchen diner and two further reception rooms, in addition to three double bedrooms.

The accommodation comprises of an entrance hall, sitting room, dining room with wood burner, stunning stylish open plan kitchen area with range cooker, and useful rear hallway as well as a ground floor shower room.

On the first floor are two double bedrooms and a four piece family bathroom, with a further bedroom to the second floor featuring great views.

To the rear is a nice sized garden with decking and lawned area.

**£1,450 PCM**

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



- Beautiful period home
- Enclosed rear gardens
- Two further reception rooms
- Council tax band - B, EPC- C
- Holding deposit: £334 Deposit: £1673

- Three double bedrooms
- Large open plan kitchen
- Four piece family bathroom
- Available end of October



**ACCOMMODATION:**

**Entrance Hall**

**Sitting Room**  
3.48m x 3.40m (11'5" x 11'1")

**Dining Room**  
21.79m x 3.30m (71'5" x 10'9")

**Open Plan Kitchen**  
5.26m x 4.34m max (17'3" x 14'2" max)

**Shower Room**

**First floor landing**

**Bedroom One**  
4.01m x 3.40m (13'1" x 11'1")

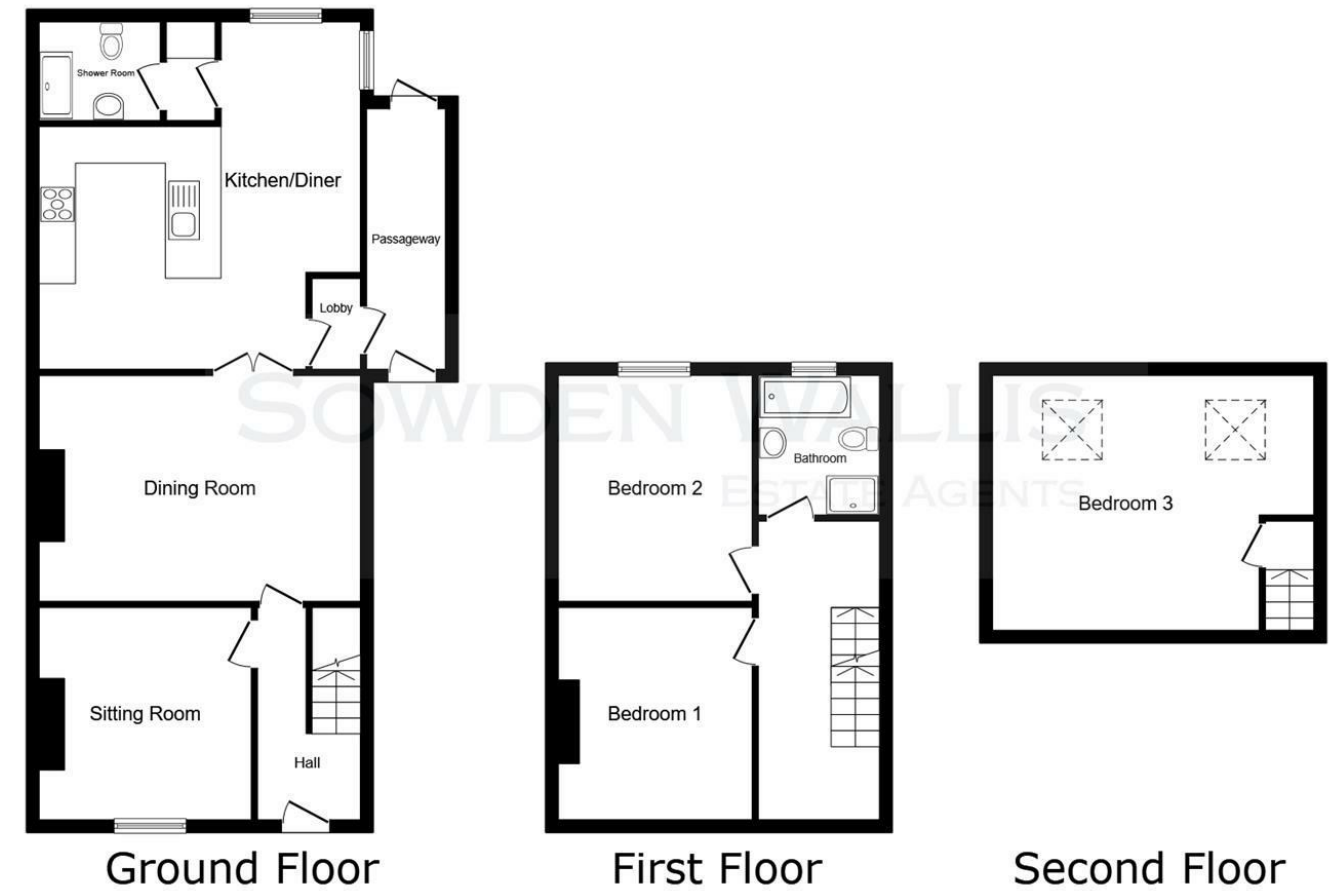
**Bedroom Two**  
3.30m x 2.87m (10'9" x 9'4")

**Family bathroom**

**Second floor landing**

**Bedroom Three**  
3.43m x 3.40m (11'3" x 11'2")

**FLOOR PLAN:**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io